

PREPARED BY AND RETURN TO:
FILE NO: 03060300

REALTY TITLE

1306 Goodman Road, Suite 110
Southaven, MS 38671
Phone Number: (662) 536-1770

BK 0460 PG 0498

STATE MS.-DE SOTO CO.
CLERK

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WARRANTY DEED
16 4 29 PM '03

Virgil T. Whitten

460 PG 498
LE. DAVIS CH. CLK. GRANTORS

John L. Burns and Patricia D. Burns

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Virgil T. Whitten and wife, Carolyn JoAnn Whitten do hereby sell, convey and warrant unto John L. Burns and wife, Patricia D. Burns, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Parcel 1:

Lot 66, Section D, Fox Run Subdivision, located in Section 26, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 40, Page 17, in the Office of the Chancery Court Clerk of DeSoto County Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel 2:

A tract of land being a part of the Michael L. Bridge and J. Richard Doty parcel located in the Southwest Quarter of Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows, to wit: Commencing at a concrete monument found on the West line of Fox Run Subdivision, said point being 330.87 feet South and 457.99 feet East of the Northwest corner of the Southwest quarter of said Section 26; thence North 44° 04' 28" East a distance of 39.98 feet to a concrete monument found on the North line of Fox Run Subdivision; thence North 89° 33' 27" East a distance of 419.60 feet to an iron pin found, said point being the point of beginning for the following tract; thence North 89° 33' 27" East a distance of 234.90 feet to a point on the West line of Fox Meadow Drive (50' R.O.W.); thence along a curve to the left with a radius of 375.00 feet, an arc length of 47.89 feet, a chord bearing of North 03° 19' 22" East, and a chord length of 47.86 feet to a point on the south right of way of state aid project 89-0021-01-012-10 (Goodman Road bypass); thence along said right of way along a curve to the left with a radius of 2739.79 feet, an arc length of 215.81 feet, a chord bearing of North 88° 05' 04" West, and a chord length of 215.76 feet to a point; thence South 89° 47' 31" West along said South right of way a distance of 21.16 feet to a point; thence South 00° 52' 23" West a distance of 56.74 feet to the point of beginning and containing 0.29 acres (more or less) subject to existing easements, rights of way, subdivision and zoning regulations in effect in DeSoto County, Mississippi.

Carolyn JoAnn Whitten wife of the Grantor joins in the execution of this instrument for the sole purpose of conveying and all homestead rights she may have or hereafter acquire in said property.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 26th day of November, 2002.

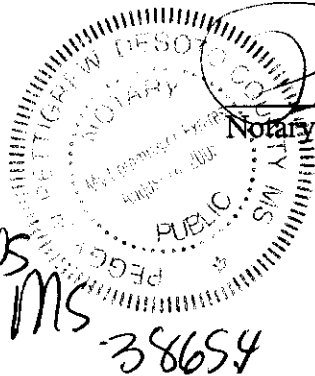
Virgil T. Whitten
Virgil T. Whitten

Carolyn JoAnn Whitten
Carolyn JoAnn Whitten

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Virgil T. Whitten and wife, Carolyn JoAnn Whitten, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this 26th day of November 2003.



Notary Public

Grantors' Address:

7365 Fox Meadows
Olive Branch, MS 38654

(cell) 901-240-4810

(US) N/A

Grantees' Address:

7433 Fox Meadows
Olive Branch MS 38654

(H) 662-895-9499

(H) ~~662~~ 662-895-6700